

ITEM	13
MANAGER'S REPORT #	27
COUNCIL MEETING	95/06/05

TO: CITY MANAGER 1995 May 31

FROM: DIRECTOR PLANNING & BUILDING

SUBJECT: 2338 MADISON AVENUE
PRELIMINARY PLAN APPROVAL 11618
BRENTWOOD TOWN CENTRE DEVELOPMENT PLAN

PURPOSE: To inform Council of a Preliminary Plan Approval Application
which is situated in the Brentwood Town Centre Development Plan Area.

RECOMMENDATION:

1. THAT this report be received for information purposes.

R E P O R T

This Department has received an application for Preliminary Plan Approval to construct a new office/maintenance building at the referenced property (see *attached* Sketch #1). In accordance with Council direction, staff inform Council of applications for development proposals under existing zoning for sites located within a Development Plan Study Area which are or may be in conflict with the Plan.

The subject site is presently zoned M2, General Industrial District and is located in the Brentwood Town Centre Development Plan Area (see *attached* Sketch #2). The first two phases of the Development Plan review process have been completed and staff are currently pursuing the third phase of the process. The proposed Development Plan is under preparation and it is intended that a draft Plan suitable for public comment will be available in the near future.

Although the applicant has been advised that it would be preferable to delay expansion until the draft Plan is brought forward, he wishes to proceed with the proposed improvement of the site.

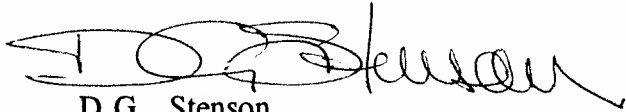
The subject site is currently occupied by Ski-Hi Scaffolding Ltd., a company that sells and leases scaffolding. An existing one storey building on site (4898 square feet) contains administrative offices as well as welding and repair facilities. The proposed building will provide additional office and maintenance areas. The floor area of the new two storey building will be 3,435 square feet. Most of this 62,000 square foot site is used for the storage and repair of scaffolding prior to its sale or rental.

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Given that the Development Plan is still under review, it is difficult at this time to know whether or not this proposal would be in conformance with the plan. The proposed use and size of the new building, however, are permitted under the current zoning. The Planning and Building Department does not consider that construction of this relatively small office/maintenance building would significantly impede future redevelopment of the site.

Unless otherwise directed by Council, staff propose to process and issue Preliminary Plan Approval for the new building. Staff will work with the applicant to ensure the development complies with all necessary regulations.



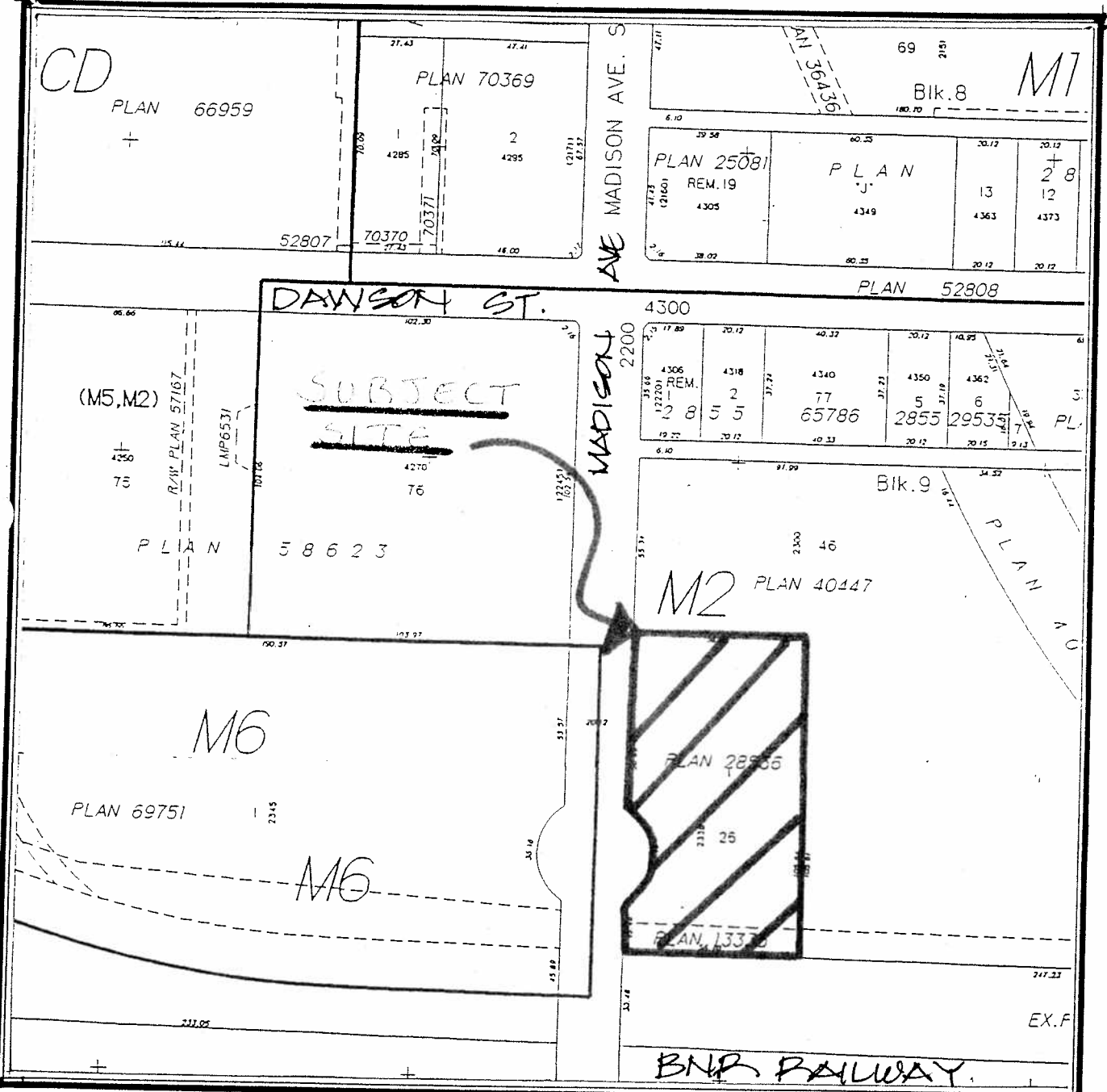
D.G. Stenson
DIRECTOR
PLANNING AND BUILDING

TDA/hr

Attachments

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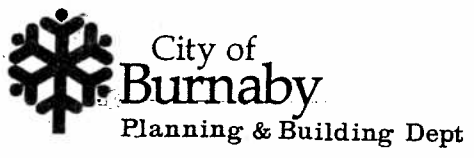
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Date:
 1995-05-30

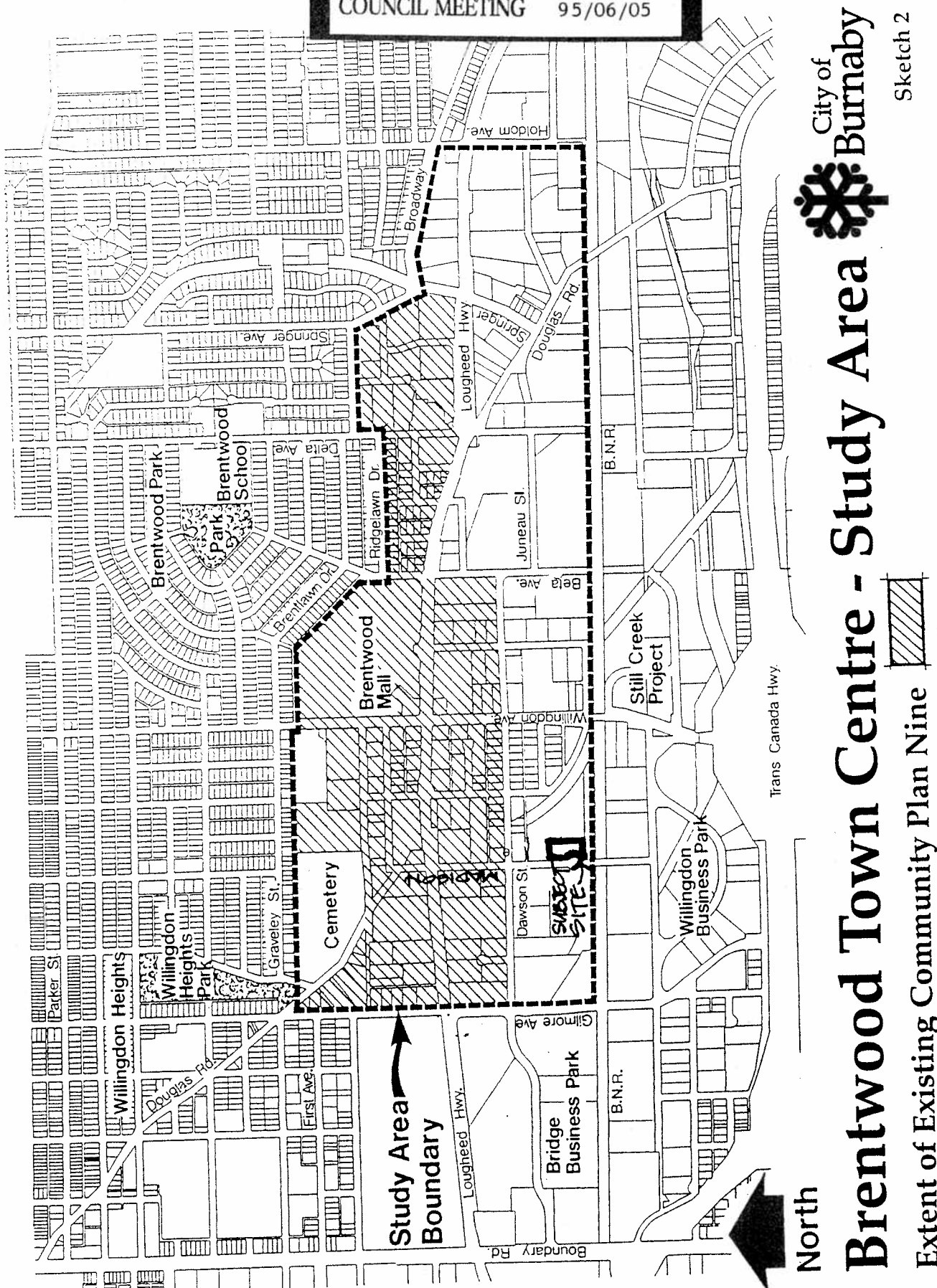
Scale:

Drawn By:



P.P.A 11618 - 2338 MADISON AVENUE
 SKETCH 1

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Brentwood Town Centre - Study Area

Extent of Existing Community Plan Nine

Sketch 2

North